

CITY OF BELMONT

PLANNING COMMISSION

ACTION MINUTES

TUESDAY, APRIL 4, 2006 7:00 PM

C Parsons called the meeting to order at 7:02 pm., at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Horton, McKenzie, Mercer, Wozniak, Parsons

Commissioners Absent: None

Staff Present: Community Development Director de Melo (CDD), City Attorney Zafferano, (CA), Recording Secretary Crouse (RS).

2. AGENDA AMENDMENTS

CDD de Melo made a general announcement that the applicant for item 6C had requested that the item be continued and suggested that we withhold the discussion at a later date.

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Action Minutes of: 3/7/06

MOTION: By VC Horton, seconded by C Wozniak, to accept the Action Minutes of
March 7, 2006 as presented. Motion passed by a verbal of 5 ayes.

5. NEW BUSINESS

5A. Final Landscape Plan – 1804B Ralston Avenue

CDD de Melo summarized the staff report, recommending approval.

MOTION: By C McKenzie, seconded by VC Horton, to adopt a Resolution approving a
Final Landscape Plan and Irrigation Plan for 1804B Ralston Avenue
(Appl. No. 2005-0047)

Ayes: McKenzie, Horton, Mercer, Wozniak, Parsons

Noes: None

Motion Passed: 5/0

6. PUBLIC HEARING:

6A. PUBLIC HEARING – 900 South Road

To consider a Single Family Design Review to construct a new 3,461 square foot single family residence that is below the maximum zoning district permitted 3,500 square feet for this site.

(Appl. No. 2006-0013)

APN: 045-151-070; Zoned: R-1A (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15303

Applicant/Owner: Ramin Dariani

CDD de Melo summarized the staff report, recommending approval.

Paymon Ghafouri, Applicant, was in attendance to respond to questions. He recently purchased this property from his brother, Ramin Dariani.

Mike Brestel, Designer, was in attendance to respond to questions.

MOTION: By C Mercer, seconded by C McKenzie, to close the public hearing.

Motion passed by a verbal of 5 ayes.

MOTION: By C Wozniak, seconded by VC Horton, to adopt a Resolution approving a Single-Family Design Review for 900 South Road (Appl. No. 2006-0013) with a revised tower element plan.

Ayes: Wozniak, Horton, McKenzie, Mercer, Parsons

Noes: None

Motion Passed: 5/0

This item may be appealed to City Council within 10 calendar days.

6B. PUBLIC HEARING – 800 Miramar Terrace

To consider a Single-Family Design Review to construct a 741 sq. ft. second story addition to an existing 2,726 sq. ft. single-story dwelling, resulting in a total of 3,467 sq. ft. that is below the maximum zoning district permitted 3,500 sq. ft. for this site. (Appl. No. PA 2006-0009)

APN 044-211-060; Zoned R-1A (Single-family residential)

CEQA Status: Categorical Exemption per Section 15301

Applicant/Owner: Maurits and Petra Trouerbach

CDD de Melo summarized the staff report, recommending approval.

Michael Yantos, Architect, was in attendance to respond to questions.

Kenneth Dickerson, neighborhood resident, spoke in favor of the project.

**MOTION: By C Wozniak, seconded by VC Horton, to close the public hearing.
Motion passed by 5 ayes.**

**MOTION: By C Wozniak, seconded by VC Horton, to adopt a Resolution approving a
Single-Family Design Review for 800 Miramar Terrace (Appl. No. 2006-0009)
to come back with a Final Landscape Plan with emphasis on the front entry.**

**Ayes: Wozniak, Horton, McKenzie, Mercer, Parsons
Noes: None**

Motion Passed: 5/0

This item may be appealed to City Council within 10 calendar days.

6C. PUBLIC HEARING – 2800 block of Monte Cresta Drive (Hillside Road Improvement Plan)

To consider a Hillside Road Improvement Plan extending Monte Cresta Drive by 104 feet from its existing paved terminus at the 2800 block of this street. The roadway extension is proposed to provide vehicular and pedestrian access to three parcels. An Initial Study, draft Mitigated Negative Declaration, Arborist Report and geotechnical reports have been prepared and an analysis of the proposed road extension and its consistency with Section 7-13 of the Belmont Municipal Code, applicable sections of the San Juan Hills Area Plan and Belmont General Plan will be presented. (Continued from December 20, 2005 Commission Meeting) CEQA Status: Mitigated Negative Declaration. Applicant: Damon Campbell. (Application No. 2000-1085).

CDD de Melo commented that due to the applicant's request for a continuance, there would be no staff report read that night and that discussion and a public hearing would be held at a later date.

**MOTION: By C Mercer, seconded by VC Horton, to continue to date uncertain the
2800 block of Monte Cresta Drive, Hillside Road Improvement Project
(Appl. No. 2000-1085)**

**Ayes: Mercer, Horton, McKenzie, Wozniak, Parsons
Noes: None**

Motion passed: 5/0

7. REPORTS, STUDIES, UPDATES, AND COMMENTS

Code Enforcement updates:

7A. Charles Armstrong School – 1405 Solana Drive

C Wozniak recused herself as she lives within the 300' radius.

CDD de Melo summarized the updated report concerning meetings with staff, CAS, and Neighborhoods First; the CUP compliance, and the McDougal Park issue. Due to the substantial progress that has been made on the code compliance issue to this point, it is recommended that we not hold a revocation hearing at this time. An updated report will be provided at the end-of-the-school year and end-of-summer.

Robert Mayer, Neighborhoods First, spoke in favor of the recent discussions/meetings with CAS

Debbie Vielbaum, Director of Community Relations, was in attendance to respond to questions. Student enrollment is 248 students with a max of 260 students.

7B. Wendy's - 698 Ralston Avenue

CDD de Melo summarized that the applicant requested until after April 15, 2006 to complete their landscape plan.

7C. Chuck's Donuts - 641 Ralston Avenue

CDD de Melo summarized that this has been referred to code enforcement and the City Attorney's office.

Staff will find out the type of trees these were, whether the trees can be saved, and were these trees on their property or city's property.

7D. Avanti Pizza Commercial Center

CDD de Melo summarized that a revised landscape plan that was to come back to the Commission for final approval, appears now to have been installed.

PLANNING COMMISSION LIAISON TO CITY COUNCIL

MEETING OF TUESDAY, APRIL 11, 2006.

Liaison: Commissioner Horton

Alternate Liaison: Commissioner Parsons

9. ADJOURNMENT:

The meeting was adjourned at 8:03 p.m. to a regular meeting on Tuesday, April 18, 2006, at 7:00 pm at Belmont City Hall.

Carlos de Melo

Planning Commission Secretary

*CD's of Planning Commission Meetings are available in the
Community Development Department.*

Please call (650) 595-7416 to schedule an appointment.